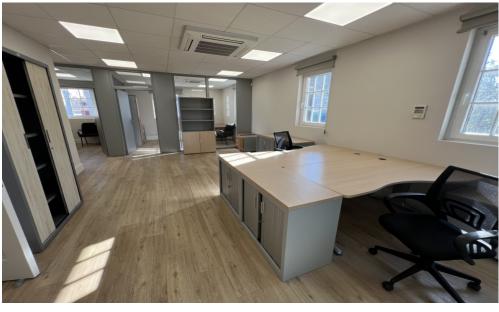


COMM557 Available

£5,917 pcm

TOWN



FEATURES

· Fully Furnished









To Sub-Let: Premium A-Class Office Space in the Heart of Historic Irish Town - 167.10m2An exceptional opportunity to sub-let a third-floor A-class office space, ideally located in the vibrant and historic Irish Town. The building has undergone extensive refurbishment throughout and offers modern facilities, including lift access.Property Features:Size: Approximately 167.10m², intelligently divided into two distinct units with separate entrances:Unit 1: Open-plan layout spanning 87.1m², featuring a kitchenette and separate ladies' and gents' WCs.Unit 2: Comprising 80.7m² with three private offices, a reception/open-plan area, and a dedicated WC.Location: Centrally positioned within Irish Town, surrounded by a range of amenities.Condition: The office has been finished to a high standard, ready for immediate occupancy. Lease Terms: Term: 6 years commencing 1 May 2024.Deposit: Equivalent to 3 months' rent.Break Clause: Available to the lessee only, exercisable after 3 years. This flexible and modern office space is perfect for businesses seeking a prestigious location in the heart of town. Early viewing is highly recommended.

167m² Interior Size: Ownership: Leasehold

Exterior Size: N/A Rates: £4036 Per Quarter Plot Area: N/A **Service Charges:** £5013 Per Annum

Price per sqm: Furnishing: Fully Furnished

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar



